

# CITY COUNCIL REPORT



Meeting Date: April 19, 2016  
 General Plan Element: *Neighborhoods*  
 General Plan Goal: *Encourage Context Appropriate Development*

## ACTION

### **Pima and Los Gatos State Land Final Plat (a.k.a. White Horse) 5-PP-2015**

#### **Request to consider the following:**

Approval of a Final Plat for a 50-lot residential subdivision with Single-family Residential, Environmentally Sensitive Lands (R1-35 ESL) zoning on 28+/- acres located at the northeast corner of N. Pima Road and E. Los Gatos Drive, and 30+/- acres located south of the southeast corner of N. Pima Road and E. Los Gatos Drive.

#### **Key Items for Consideration**

- Amended Development Standards
- A 100-foot wide Scenic Corridor will be maintained along N. Pima Road.
- Developer will remove concrete drainage channel along the Pima Road frontage and replace with a more natural drainage swale, enhancing the street appearance.
- City Council approved this Zoning District Map Amendment application with a vote of 7-0 on October 20, 2015.
- Development Review Board approved the Preliminary Plat application with a vote of 6-0 on December 03, 2015.

#### **Related Policies, References:**

Cases 2-GP-2015 & 8-ZN-2015: General Plan Amendment from Rural Neighborhood to Suburban Neighborhoods & Zoning Map Amendment from R1-190 ESL to R1-35 ESL, which was approved by the City Council on October 20, 2015.

Case 5-PP-2015: Preliminary Plat for the subject subdivision.

Environmentally Sensitive Lands Ordinance

## OWNER

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Camelot Homes, Inc.  
480-367-4316

## APPLICANT CONTACT

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TOM KIRK  
CAMELOT HOMES, INC.  
480-367-4316

## LOCATION

Northeast corner of N. Pima Road and E. Los Gatos Drive and south of the Southeast Corner of N. Pima Road and E. Los Gatos Drive

## BACKGROUND

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### Zoning

The properties are zoned Single-family Residential, Environmentally Sensitive Lands, R1-35 ESL. Single-family dwellings, as well as religious and educational facilities, are permitted uses in this zoning district. The Environmentally Sensitive Lands (ESL) zoning overlay contains more restrictive development standards to manage development in the areas of northern Scottsdale.

### General Plan

The General Plan Land Use Element designates the property as Rural Neighborhoods. This category includes areas of relatively large-lot single-family neighborhoods. Clustering is encouraged to preserve desert vegetation, washes, and natural features.

### Context

The properties are located at the northeast corner of N. Pima Road and E. Los Gatos Drive, and south of the southeast corner of N. Pima Road and E. Los Gatos Drive.  
Please refer to context graphics attached.

### Adjacent Uses and Zoning

- North Canada Vistas single-family residential subdivision, zoned R1-18 ESL (HD)
- South DC Ranch Parcel 4.1 single-family residential subdivision, zoned R1-35 PCD
- East Pinnacle Peak Vistas III single-family residential subdivision, zoned R1-43 ESL
- West Los Gatos single-family residential subdivision, zoned R1-70 PRD

## APPLICANTS PROPOSAL

### Goal/Purpose of Request

The applicant's request is for approval of a Final Plat for a 50-lot, gated, single-family residential subdivision to be established on approximately 58 acres. As part of the Preliminary Plat approval by the Development Review Board, the applicant is utilizing Amended Development Standards to reduce the lot area, lot width, and front yard setbacks up to, but not exceeding 25 percent, in accordance with Section 6.1083 of the Zoning Ordinance. As justification for amending the development standards, the applicant is providing the majority of the Natural Area Open Space in commonly owned tracts, as well as removing the concrete drainage channel along the N. Pima road frontage, and replacing it with a more natural channel.

### Approved R1-35 ESL Amended Development Standards

Development Standard	Straight R1-35 ESL zoning	Proposed R1-35 ESL zoning with amended development standards	Maximum Allowed Amended Development Standard
Minimum Lot Area	35,000 square feet	26,250 square feet	26,250 square feet
Minimum Lot Width	135 feet	123 feet	101.25 feet
Front Setback	40 feet	30 feet	30 feet
Rear Setback	35 feet	35 feet	26.25 feet
Side Setback	15 feet	15 feet	11.25 feet
Building Height	24 feet above natural grade	24 feet above natural grade – all single story	

The plat contains approximately 58 acres of undeveloped land located on the east side of N. Pima Road, north and south of E. Los Gatos Drive. The development is bisected by E. Los Gatos Drive with approximately 28 acres located north of E. Los Gatos Drive, which is known as the north enclave and approximately 30 acres of land located south of E. Los Gatos Drive, which is the south enclave. Vehicular access to the north enclave will be from E. Los Gatos Drive, approximately 600 feet to 700 feet east of N. Pima Road, via a gated entrance. Vehicular access to the south enclave will be from N. Pima Road, via a gated entrance.

The plat has a total of 50 lots, which will range in size from 26,250 square feet to 38,500 square feet. Twenty-three of the lots are in the north enclave with 27 lots in the south enclave. The majority of the Natural Area Open Space (NAOS) will be placed in commonly owned tracts situated primarily on the perimeter of the site, consisting of approximately 95 feet to 145 feet in width along the northern boundary, 75 feet in width along the eastern boundary, 51 feet to 75 feet along the southern boundary, and within the 100-foot-wide scenic corridor along the N. Pima Road frontage. The NAOS areas will not be walled-in to allow the continued movement of wildlife through the site.

In conformance with the City's Transportation Master Plan, the developer will construct a 10-foot-wide concrete multi-use path along the Pima Road frontage, which will be separated from the back of curb by a landscaped area. The developer will also be constructing a 10-foot-wide trail within the Scenic Corridor easement. Both the multi-use path and the trail will connect to the existing path and trail located north and south of the site, completing the missing link in this area.

### **Development Information**

- Existing Use: Undeveloped
- Proposed Use: 50 lot single-family residential subdivision
- Parcel Size: North Parcel – 28.34 acres gross (26.68 acres net)  
South Parcel – 30.09 acres gross (28.24 acres net)
- Building Height Allowed: 24 feet above natural grade
- Building Height Proposed: 24 feet above natural grade – all single story
- NAOS Required: 14.13 acres
- NAOS Provided: 15.13 acres
- Number of Lots Allowed: 50 lots
- Number of Lots Proposed: 50 lots

### **IMPACT ANALYSIS**

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#### **Traffic**

Access to the northern 23 lots will be via E. Los Gatos Drive. Access to the southern 27 lots will be via N. Pima Road and will include an un-signalized pork-chop style median break in Pima Road to allow for full movement of traffic in all directions. The applicant is also proposing to construct right-turn lane into the subdivision from northbound Pima Road. Both the northern and southern portions of the subdivision will be gated with a turn-around provided before the entrance gate. The internal private streets will be contained within a 40-foot-wide tract, which complies with the Local Residential-Rural ESL character street section.

#### **Water/Sewer**

There is adequate water and sewer capacity to serve the proposed 50 single-family residential lots. The developer is responsible for extending lines into the new development.

#### **Public Safety**

The nearest police and fire station is located at 20363 N. Pima Road, approximately one mile south of the development.

### **School District Comments/Review**

The Scottsdale Unified School District has confirmed there are adequate school facilities to accommodate the projected number of additional students.

### **Open Space**

The properties are located within the Lower Desert Landform delineated on the Environmentally Sensitive Lands Ordinance landforms map. Natural Area Open Space (NAOS) required by the Zoning Ordinance is 14.13 acres. A total of 15.13 acres of NAOS is proposed to be dedicated as an easement to the City. The majority of the NAOS will be located in tracts to be owned by the homeowners association, rather than located on privately owned lots. A 75-foot-wide open space buffer is proposed between the proposed lot lines and the Pinnacle Peak Vista III subdivision to the east, a minimum 50-foot-wide open space buffer is proposed between the proposed lot lines and the DC Ranch subdivision to the south. A 95-to-145-foot-wide open space buffer is proposed between the proposed lot lines and the Canada Vista subdivision to the north. Finally, a 100-foot-wide scenic corridor buffer is proposed between the Pima Road right-of-way line and the proposed lots.

### **Policy Implications**

This final plat is consistent with the Preliminary Plat in terms of density, street alignment, and open space. All stipulations have been met. Approval of this request will enable the final plat to be recorded, establishing lots, streets, easements, and common tracts.

### **Community Involvement**

May 27, 2015: The applicant mailed project notification letters and neighborhood meeting invitations to property owners within 750 feet, as well as the City interested parties list.

May 29, 2015: Two, white, Project Under Consideration signs were placed on the properties. The signs described the request and listed the neighborhood meeting dates, times and locations.

June 10, 2015: A neighborhood meeting was held from 6-7 PM at the Desert Camp Community Center in DC Ranch. A total of 6 households attended the meeting.

June 18, 2015: The City Planning Department mailed postcard notifications to property owners within 750 feet, as well as to the interested parties list, letting the public know that a Zoning District Map Amendment application had been submitted.

September 23, 2015: The City Planning Department mailed postcard notifications to property owners within 750 feet, as well as to the interested parties list, letting the public know that a preliminary plat application had been submitted.

October 9, 2015: The applicant mailed notification letters and associated plans to property owners within 750 feet, letter the residents know that the preliminary plat application was submitted to the City.

Staff has not received any public comment regarding since the Zoning Map Amendment application and Preliminary Plat were approved. The developer continues to keep the neighbors up to date on

their construction efforts.

## OTHER BOARDS & COMMISSIONS

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### Development Review Board

Development Review Board approved the preliminary plat on December 03, 2015 by a 6-0 vote.

## RECOMMENDATION

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### Recommended Approach:

Approve the Final Plat for a 50-lot residential subdivision with Single-family Residential, Environmentally Sensitive Lands (R1-35 ESL) zoning on 28+/- acres located at the northeast corner of N. Pima Road and E. Los Gatos Drive, and 30+/- acres located south of the southeast corner of N. Pima Road and E. Los Gatos Drive

## RESPONSIBLE DEPARTMENT

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### Planning and Development Services

Current Planning Services

### STAFF CONTACT

Keith Niederer

Senior Planner

480-312-2953

E-mail: kniederer@ScottsdaleAZ.gov

## APPROVED BY


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Keith Niederer, Report Author

4-1-2016  
Date

  
Tim Curtis, AICP, Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov

4/1/2016  
Date

  
Randy Grant, Director  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

4/4/16  
Date

## ATTACHMENTS

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1. Context Aerial
2. Aerial Close-Up
3. Zoning Map
4. Final Plat
5. Preliminary Plat





Pima and Los Gatos State Land Final Plat

5-PP-2015

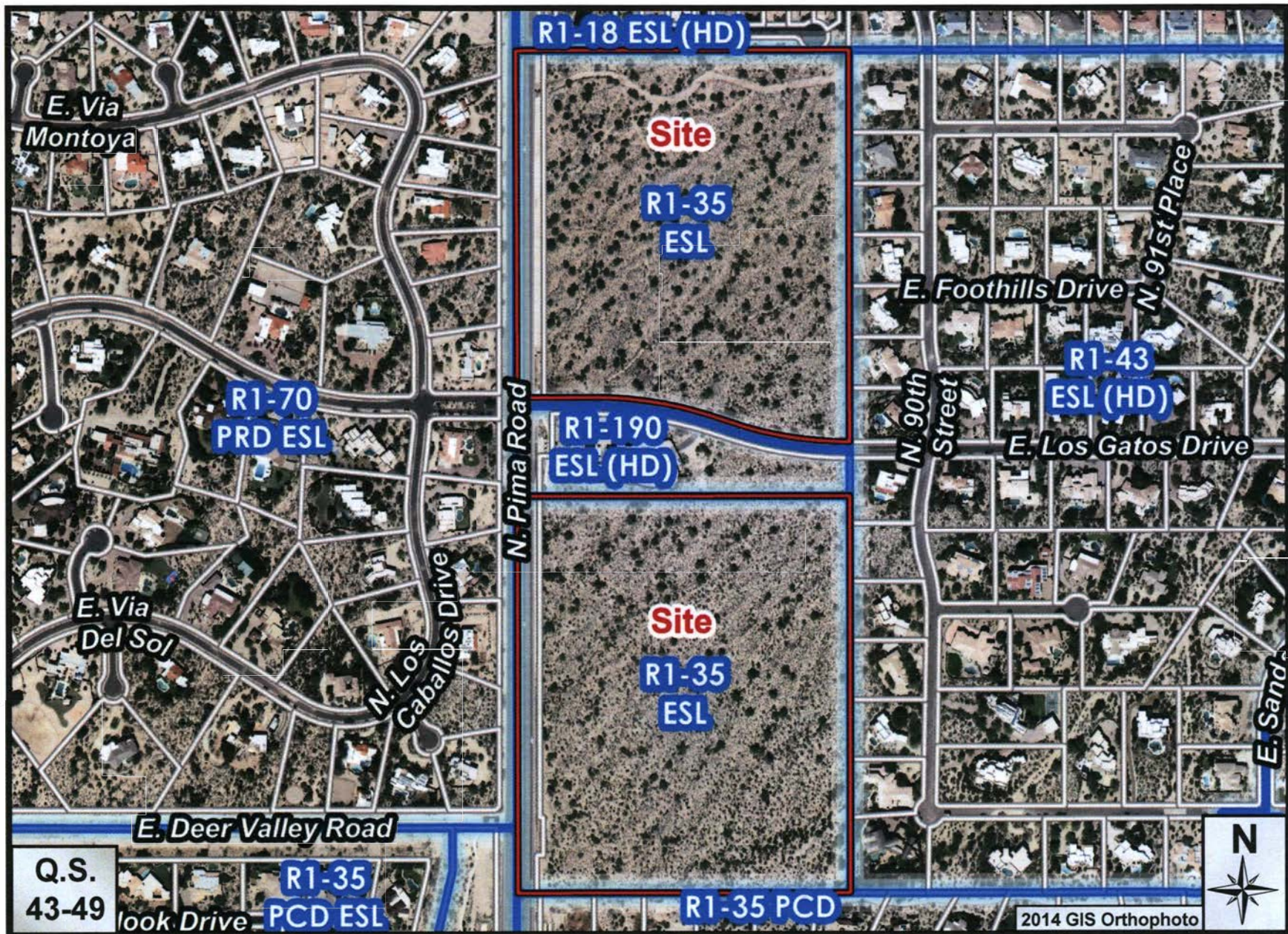




Pima and Los Gatos State Land Final Plat

5-PP-2015





Pima and Los Gatos State Land Final Plat

5-PP-2015



## Final Plat WHITE HORSE

A portion of GLO Lots 3 & 4 of the Southwest Quarter of Section 18,  
Township 4 North, Range 5 East, Gila and Salt River  
Meridian, Maricopa County, Arizona



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT CAMELOT HOMES, INC., AN ARIZONA CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME "WHITE HORSE" A PORTION OF GLO LOTS 3 & 4 OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON. HEREBY PUBLISHES THIS FINAL PLAT FOR "WHITE HORSE," SAID PLAT SETS FORTH THE LOCATION AND LINES, THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING THE SAME. EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER, OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. THE PUBLIC AND PRIVATE STREETS / EASEMENT DEDICATIONS ARE AS DESCRIBED BELOW:

CAMELOT HOMES, INC., AN ARIZONA CORPORATION, AS OWNER, DOES HEREBY GRANT TO THE WHITE HORSE HOMEOWNERS ASSOCIATION:

- TRACTS "A1" THROUGH "D" SHALL BE OWNED AND MAINTAINED BY THE WHITE HORSE HOMEOWNERS ASSOCIATION.
- THE PRIVATE STREETS SHOWN HEREON AS TRACT "A1" AND "A2" ARE DECLARED AS PRIVATE ACCESS WAYS FOR THE EXCLUSIVE USE OF THE MEMBERS OF THE WHITE HORSE HOMEOWNERS ASSOCIATION AND THEIR ASSIGNS, AND ARE NOT DEDICATED TO THE PUBLIC FOR ITS USE EXCEPT AS EXPRESSLY STATED HEREON.
- MAINTENANCE OF SLOPESIDE AND RETAINING WALL ON TRACTS "A1" THROUGH "D" WILL BE THE RESPONSIBILITY OF THE WHITE HORSE HOMEOWNERS ASSOCIATION.
- A PERPETUAL, NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED AS SHOWN UPON, OVER, UNDER AND ACROSS TRACTS "A1" THROUGH "D" AND WITHIN EASEMENT PREMISES AS ELSEWHERE SPECIFIED HEREON. THE PURPOSE OF THE EASEMENT IS FOR ELECTRICITY, TELECOMMUNICATIONS, AND ALL OTHER KINDS OF UTILITIES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION, AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THERETO.

CAMELOT HOMES, INC., AN ARIZONA CORPORATION, AS OWNER, DOES HEREBY DEDICATE TO THE CITY OF SCOTTSDALE, AN ARIZONA MUNICIPAL CORPORATION:

- THE PUBLIC STREETS IN FEE AS SHOWN HEREON MAINTENANCE OF THE PUBLIC STREETS SHALL BE THE ADJACENT PROPERTY OWNERS RESPONSIBILITY UNTIL SUCH TIME THE STREETS ARE IMPROVED TO CITY OF SCOTTSDALE STANDARDS AND ACCEPTED BY THE CITY OF SCOTTSDALE.
- A PERPETUAL NON-EXCLUSIVE SCENIC CORRIDOR EASEMENT (S.C.E.) AS SHOWN UPON, OVER, UNDER AND ACROSS TRACTS "A1" THROUGH "D" AND WITHIN EASEMENT PREMISES AS ELSEWHERE SPECIFIED HEREON. THE PURPOSE IS TO PRESERVE THE PROPERTY AS A SCENIC CORRIDOR FREE OF ANY OBSTRUCTIONS TO THE VIEW OF PERSONS LOOKING ACROSS THE PROPERTY. WITHOUT LIMITATION, GRANTOR SHALL NOT ALLOW OR SUFFER TO EXIST UPON THE PROPERTY ANY BUILDINGS, WALLS, TREES, OBSTRUCTIONS, SCREENS OR OTHER STRUCTURES OR THINGS EXCEEDING A HEIGHT DETERMINED BY THE GRANTOR ABOVE ORIGINAL GRADE.
- A PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENT (D.E.) AS SHOWN UPON, OVER, UNDER AND ACROSS TRACTS "A1" THROUGH "D" AND WITHIN EASEMENT PREMISES AS ELSEWHERE SPECIFIED HEREON. THE PURPOSES OF CONSTRUCTION, OPERATION, REPLACEMENT, AND REPAIR OF LEAKS, DOWNS, CHANNELS, AND OTHER WORKS OF DRAINAGE OR FLOOD CONTROL, IN AND OVER A PORTION OF THE AREAS DESIGNATED AS SUCH HEREON MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNER OF THE LOT OR TRACT WHERE SAID EASEMENT IS LOCATED HEREON.
- A PERPETUAL NON-EXCLUSIVE SIGHT DISTANCE EASEMENT (S.D.E.) AS SHOWN UPON, OVER, UNDER AND ACROSS TRACT "B" AND WITHIN EASEMENT PREMISES AS ELSEWHERE SPECIFIED HEREON. THE PURPOSE IS TO PRESERVE THE PROPERTY AS A TRAFFIC SAFETY VISION AREA FREE OF ANY OBSTRUCTIONS TO THE VIEW OF PERSONS LOOKING ACROSS THE PROPERTY. WITHOUT LIMITATION, GRANTOR SHALL NOT ALLOW OR SUFFER TO EXIST UPON THE PROPERTY ANY BUILDINGS, WALLS, TREES, OBSTRUCTIONS, SCREENS, OR OTHER STRUCTURES OR THINGS EXCEEDING A HEIGHT DETERMINED BY THE GRANTOR.
- A PERPETUAL NON-EXCLUSIVE EMERGENCY AND SERVICE-TYPE ACCESS EASEMENT (E.S.V.A.E.) AS SHOWN UPON, OVER AND ACROSS TRACTS "A1" AND "A2" HEREON. THE PURPOSE OF THE EASEMENT IS FOR PROVIDING ACCESS FOR EMERGENCY AND SERVICE-TYPE VEHICLES INCLUDING REFUSE COLLECTION VEHICLES.
- A PERPETUAL VEHICLE NON-ACCESS EASEMENT (V.N.A.E.) UPON, OVER, AND ACROSS TRACTS "B" THROUGH "D" HEREON. THE PURPOSE OF THE EASEMENT IS TO PROHIBIT VEHICULAR ACCESS.
- A PERPETUAL NON-EXCLUSIVE NON-MOTORIZED PUBLIC TRAIL ACCESS EASEMENT (N.M.P.T.A.E.) AS SHOWN UPON, OVER, UNDER AND ACROSS TRACTS "A2" THROUGH "D" AND WITHIN EASEMENT PREMISES AS ELSEWHERE SPECIFIED HEREON. THE PURPOSE OF THE EASEMENT IS FOR ALL FORMS OF NON-MOTORIZED TRANSPORTATION TOGETHER WITH MOTORIZED EMERGENCY, LAW ENFORCEMENT, AND SERVICE VEHICLES, AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF IMPROVEMENTS RELATED THERETO.
- NATURAL AREA OPEN SPACE (N.A.O.S.) EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF SCOTTSDALE UPON, OVER, AND ACROSS THE AREAS SHOWN HEREON FOR THE PURPOSE OF PRESERVATION OF SAID LAND IN ITS NATURAL STATE AND NO GRADING, CROPPING, AND EXCAVATING OR CONSTRUCTION OF ANY STRUCTURE OR DEVELOPMENT OF ANY KIND SHALL BE PERMITTED ON OR WITHIN SAID EASEMENT EXCEPT AS ALLOWED UNDER CITY OF SCOTTSDALE ORDINANCES AND SHALL BE PERMANENTLY MAINTAINED AS NATURAL DESERT SPACE, ALL PURSUANT TO THE CITY OF SCOTTSDALE'S ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE. DESIGNATED N.A.O.S. AREAS SHALL NOT BE ACCEPTED FOR THE MAINTENANCE OR PROPERTY OWNERSHIP BY THE CITY OF SCOTTSDALE WITHOUT EXPRESS ACTION OF THE CITY OF SCOTTSDALE'S CITY COUNCIL. BEFORE ANY IMPROVEMENT IS ACCEPTED, IT SHALL MEET CITY STANDARDS FAILURE TO MAINTAIN THE DESIGNATED N.A.O.S. AREAS COULD RESULT IN A CIVIL ACTION BROUGHT BY THE CITY FOR COSTS INCURRED BY THE CITY OF SCOTTSDALE FOR MAINTENANCE AND PRESERVATION.
- A PERPETUAL NON-EXCLUSIVE WATER LINE EASEMENT (W.L.E. OR W.L.) UPON, OVER, UNDER AND ACROSS TRACTS "A1" THROUGH "D" AND WITHIN EASEMENT PREMISES AS ELSEWHERE SPECIFIED HEREON. THE PURPOSE OF THE EASEMENT IS FOR UNDERGROUND WATER PIPES, ABOVE GROUND APPURTENANCES AND FOR CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR, MODIFICATION AND REPLACEMENT FROM TIME TO TIME OF PIPES, MANHOLES, VALVES, ACCESS VAULTS, AND FACILITIES RELATED THERETO; PROVIDED, HOWEVER, THAT ALL RELATED LINES SHALL BE CONSTRUCTED UNDERGROUND.
- AN AVIGATION EASEMENT FOR LOTS 35 THROUGH 44 IS DEDICATED BY A SEPARATE INSTRUMENT.

THE OWNER WARRANTS THAT THIS PLAT IS IN COMPLIANCE WITH CITY OF SCOTTSDALE'S LAND DIVISION ORDINANCE, AND THE DESIGN STANDARDS AND POLICES MANUAL SPECIFICATIONS.

OWNER WARRANTS TO THE CITY OF SCOTTSDALE THAT IT IS THE SOLE OWNER OF THE PROPERTY ON THIS PLAT, AND THAT EVERY LEASE, EASEMENT-HOLDER OR OTHER PERSON HAVING ANY INTEREST IN THE PROPERTY ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, COVENANTS OR OTHER PROPERTY INTERESTS CREATED OR TRANSFERRED BY THIS PLAT WAS CONSIDERED TO BE JOINED IN THIS PLAT, AS ENJOINED BY THE INSTRUMENTS WHICH ARE RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE OR WHOM THE OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF A CORPORATION, TRUST OR OTHER ORGANIZATION WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND GRANTOR HAVE JOINED IN THIS DOCUMENT; THIS DOCUMENT RUNS IN FAVOR OF THE GRANTEE'S SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF:

CAMELOT HOMES, INC., AN ARIZONA CORPORATION AS OWNER HAS HERE UNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED DULY AUTHORIZED.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

ITS \_\_\_\_\_

### ACKNOWLEDGEMENT

STATE OF ARIZONA

COUNTY OF MARICOPA

THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

BY \_\_\_\_\_ FOR AND ON BEHALF OF \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

### NOTES

- THIS PLAT IS LOCATED WITHIN THE CITY OF SCOTTSDALE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO WOOD, WIRE OR REMOVABLE SECTION FENCING, AND MUST OTHERWISE CONFORM WITH ALL APPLICABLE COVENANTS, CONDITIONS AND RESTRICTIONS.
- ELECTRIC LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER U-28.
- MAINTENANCE OF EXISTING PERMETER WALLS, STORMWATER BASINS AND TRACTS LOCATED HEREON SHALL BE THE RESPONSIBILITY OF THE WHITE HORSE HOMEOWNERS ASSOCIATION.
- THE MAINTENANCE OF THE SURFACE AREA OF ANY EASEMENT WHICH LIES WITHIN THE BOUNDARY OF A SUBDIVISION LOT IS THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER UNLESS SUCH MAINTENANCE OBLIGATIONS ARE, BY SEPARATELY RECORDED INSTRUMENT, ASSIGNED BY WHITE HORSE HOMEOWNERS ASSOCIATION.
- THOSE AREAS DESIGNATED AS TRACTS "A1," "A2," "B," "C" AND "D" ARE TO BE CONVEYED AS COMMON AREA TO WHITE HORSE HOMEOWNERS ASSOCIATION AND MAINTAINED BY THE WHITE HORSE HOMEOWNERS ASSOCIATION. IN THE ORDINARY COURSE AND SHALL NOT BE ACCEPTED FOR MAINTENANCE OR OWNERSHIP BY THE CITY OF SCOTTSDALE WITHOUT EXPRESS ACTION BY THE CITY COUNCIL. BEFORE ANY IMPROVEMENT IS ACCEPTED, IT SHALL MEET CITY STANDARDS FAILURE TO MAINTAIN THE DESIGNATED COMMON AREAS COULD RESULT IN A CIVIL ACTION BROUGHT BY THE CITY FOR COSTS INCURRED BY THE CITY OF SCOTTSDALE FOR MAINTENANCE AND PRESERVATION.
- SHORT-DISTANCE EASEMENTS SHALL BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISION OBSTRUCTIONS BETWEEN 2 FEET AND 7 FEET AS DETERMINED BY THE CITY OF SCOTTSDALE.
- LAND DESIGNATED AS NATURAL AREA OPEN SPACE (N.A.O.S.) SHALL BE PERMANENTLY MAINTAINED AS NATURAL DESERT SPACE PURSUANT TO THE CITY OF SCOTTSDALE'S ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE. DESIGNATED N.A.O.S. AREAS SHALL NOT BE ACCEPTED FOR MAINTENANCE OR PROPERTY OWNERSHIP BY THE CITY OF SCOTTSDALE WITHOUT EXPRESS ACTION OF THE CITY OF SCOTTSDALE'S CITY COUNCIL. BEFORE ANY IMPROVEMENT IS ACCEPTED, IT SHALL MEET CITY STANDARDS FAILURE TO MAINTAIN THE DESIGNATED N.A.O.S. AREAS COULD RESULT IN A CIVIL ACTION BROUGHT BY THE CITY FOR COSTS INCURRED BY THE CITY OF SCOTTSDALE FOR MAINTENANCE AND PRESERVATION.
- REFERENCES TO THE "WHITE HORSE HOMEOWNERS ASSOCIATION" REFER TO THE HOMEOWNERS ASSOCIATION CREATED OR TO BE CREATED PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WHITE HORSE.
- CITY OF SCOTTSDALE WILL NOT BE RESPONSIBLE FOR REMOVAL, REPAIR, OR REPLACEMENT OF SIDEWALKS, LANDSCAPING OR ANY OTHER IMPROVEMENTS LOCATED WITHIN CITY EASEMENTS AS A RESULT OF ACCESS TO MAINTENANCE OF OR REPAIRS TO WATERLINES AND SEWERLINES SHOWN ON THESE PLANS.
- THE PROPERTY SHOWN ON THIS PLAT IS WITHIN CLOSE PROXIMITY TO THE SCOTTSDALE AIRPORT ("THE AIRPORT"), WHICH IS LOCATED BETWEEN FRANK LLOYD WRIGHT BOULEVARD ON THE NORTH, HAYDEN ROAD ON THE EAST, HANDBURGH ROAD ON THE SOUTH, AND SCOTTSDALE ROAD ON THE WEST. THE AIRPORT IS A GENERAL AVIATION RECREATION / COMMERCIAL SERVICE AIRPORT FOR THE SCOTTSDALE - NORTH PHOENIX AREA. PURCHASERS OF LOTS SHOWN ON THIS PLAT WILL TAKE TITLE SUBJECT TO THE PROVISIONS OF THE SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WHITE HORSE AND SUPPLEMENT TO THE COVENANT AND AIRPORT NOTIFICATION RECORDED AT DOCUMENT NO. 2008-1500022, MARICOPA COUNTY RECORDS, WHICH CONTAINS A MORE DETAILED DISCLOSURE REGARDING THE PROXIMITY OF THE AIRPORT AND A RELEASE OF THE CITY OF SCOTTSDALE, CAMELOT HOMES, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FROM CLAIMS ARISING AS A RESULT OF AIRPORT OPERATIONS.
- ALL PROPERTY CORNERS SET WITH 1/2" REBAR WITH CAP 15573 UNLESS NOTED OTHERWISE.
- ATTENDANTS OF CORRECTION OR AMENDMENT TYPE LETTERS CONCERNING THIS PLAT ARE NOT VALID. THERE WILL BE NO REVISIONS TO THIS PLAT WITHOUT THE PLAT COORDINATOR'S APPROVAL.

### LOT TABLE

SEE SHEET 5

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT A1	PRIVATE STREET, COMMON AREA, P.U.E., S.D.E., E.S.V.A.E. & P.U.E.	91,531	2.0836
TRACT A2	PRIVATE STREET, COMMON AREA, P.U.E., S.D.E., E.S.V.A.E. & P.U.E.	94,277	2.2561
TRACT B	COMMON AREA & N.A.O.S.	368,877	8.4223
TRACT C	COMMON AREA & N.A.O.S.	175,165	4.0219
TRACT D	COMMON AREA & N.A.O.S.	173,921	3.9927

ON-LOT NAOs		ON-LOT NAOs	
LOT #	AREA (SF)	LOT #	AREA (SF)
24	1,187	30	278
25	1,187	37	1,508
26	1,187	38	1,433
27	1,188	39	1,477
28	1,310	41	27
29	10,333		

### OWNER / DEVELOPER

CAMELOT HOMES, INC.  
6607 N. SCOTTSDALE RD. STE 1000  
SCOTTSDALE, AZ 85250  
PHONE: (480) 367-4378  
CONTACT: MR. THOMAS KIM  
TOKIM@CAMELOT-HOMES.COM

### SURVEYOR

EPS GROUP, INC.  
2045 S. WINEYARD AVENUE  
SUITE 101  
MESA, AZ 85210  
PHONE: (480) 503-2250  
FAX: (480) 503-2258  
CONTACT: GERALD HUGHES, R.L.S.

### REFERENCED SURVEYS

RESULTS OF SURVEY - BOOK 949, PAGE 17, M.C.R.  
RESULTS OF SURVEY - BOOK 287, PAGE 8, M.C.P.  
FINAL PLAT - DC RANDOM PARCELS, 411 - BOOK 430, PAGE 5, M.C.P.  
FINAL PLAT - CANADA VISTAS - BOOK 397, PAGE 18, M.C.R.  
FINAL PLAT - PINNACLE PEAK VISTAS II - BOOK 281, PAGE 47, M.C.P.

### SHEET INDEX

- COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARING, LEGAL DESCRIPTION, TRACT USE TABLE AND CERTIFICATIONS
- DETAIL & FINAL PLAT PLAN SHEET
- & 4 FINAL PLAT PLAN SHEET
- LOT AREA TABLE, LINE TABLE & CURVE TABLE

### PARENT PARCEL LEGAL DESCRIPTION

THE LAND REFERRED TO HEREON BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

ALL OF GLO LOT 3 OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT ANY PORTION THAT LIES WITHIN THE PROPERTY DESCRIBED IN PATENT NO. 53-10455-01, ISSUED TO THE CITY OF SCOTTSDALE, A MUNICIPAL CORPORATION, RECORDED IN DOCUMENT NO. 01-127310, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

ALL OF GLO LOT 4 OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT ANY PORTION THAT LIES WITHIN THE PROPERTY DESCRIBED IN PATENT NO. 53-10455-01, ISSUED TO THE CITY OF SCOTTSDALE, A MUNICIPAL CORPORATION, RECORDED IN DOCUMENT NO. 01-127310, RECORDS OF MARICOPA COUNTY, ARIZONA.

### BASIS OF BEARING

THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:

NORTH 00 DEGREES 06 MINUTES 12 SECONDS EAST, ACCORDING TO RESULTS OF SURVEY, BOOK 949, PAGE 17, M.C.R.

### APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

BY \_\_\_\_\_ MAYOR

ATTEST BY: \_\_\_\_\_ CITY CLERK

THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF SCOTTSDALE'S DESIGN STANDARDS AND POLICY MANUAL SPECIFICATIONS.

BY \_\_\_\_\_ CHIEF DEVELOPMENT OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

THIS SUBDIVISION HAS BEEN REVIEWED FOR COMPLIANCE WITH THE DEVELOPMENT STANDARDS OF THE CITY OF SCOTTSDALE'S DEVELOPMENT REVIEW BOARD (DRB) CASE NO. 5-P-2015, AND ALL CASE RELATED STIPULATIONS.

BY \_\_\_\_\_ PROJECT COORDINATOR \_\_\_\_\_ DATE \_\_\_\_\_

### CERTIFICATION

THIS IS TO CERTIFY THAT I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA. THIS PLAT WAS MADE UNDER MY DIRECTION. THIS PLAT MEETS THE MINIMUM STANDARDS FOR MINIMUM LAND BOUNDARY SURVEYS. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF DECEMBER, 2015. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET BEFORE RECORDED. THEIR POSITIONS ARE CORRECTLY SHOWN, AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPEATED.

GERALD HUGHES  
REGISTERED LAND SURVEYOR # 15573

TOTAL NUMBER OF LOTS: 50  
ZONING: R1-25 ESR  
NET ACREAGE: 53.4213 ACRES  
GROSS ACREAGE: 64.4202 ACRES

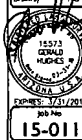
2045 S. Wineyard Ave., Suite 101  
Mesa, AZ 85210  
Phone: (480) 503-2250  
Fax: (480) 503-2258  
www.epsgroupinc.com



White Horse  
Subdivision, Arizona

Final Plat

Project

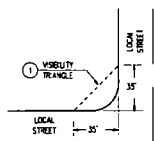


Sheet No.  
1  
of 5

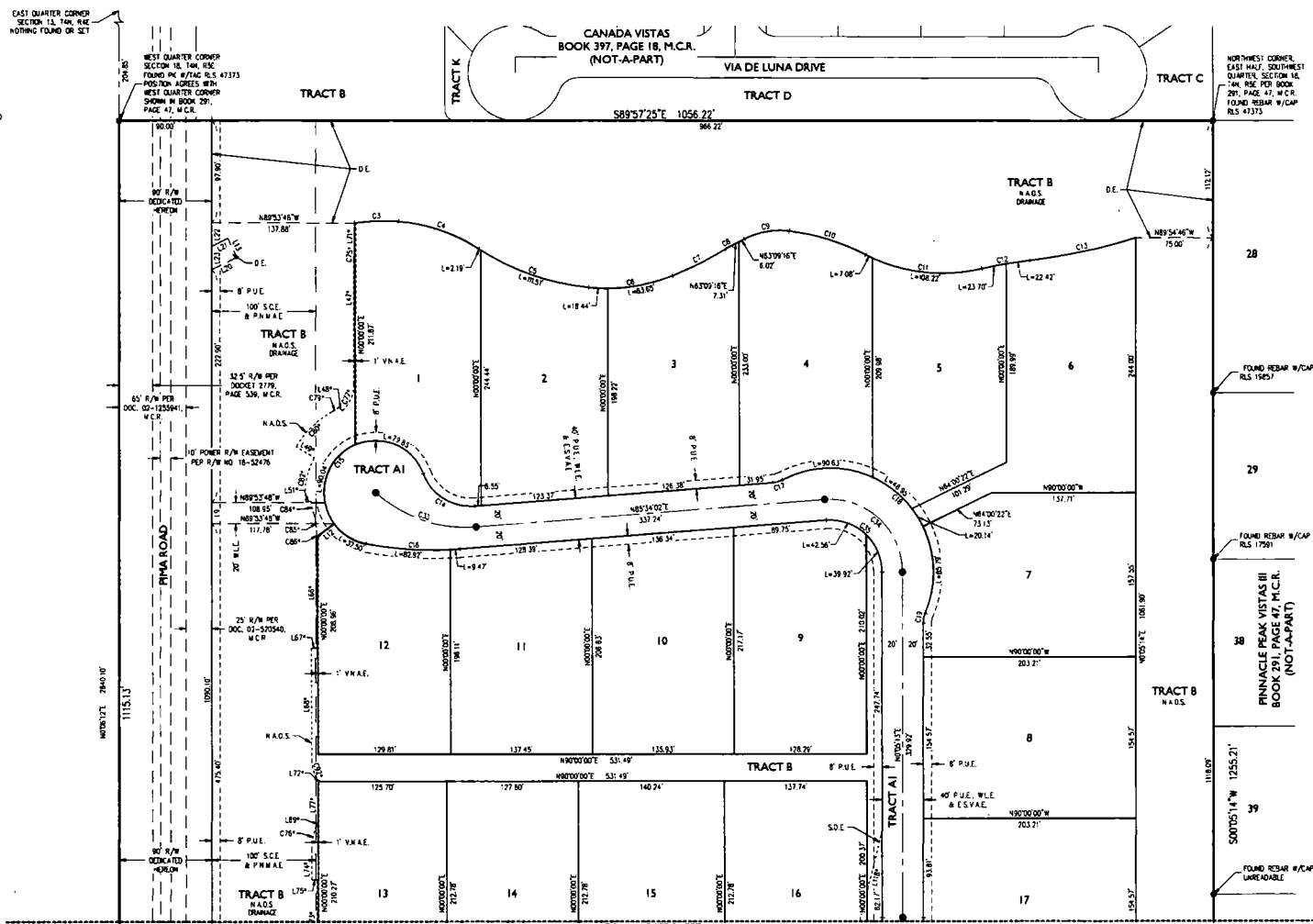
185-16-2

1/2" REBAR OR PIN NAIL WITH CAP OR  
TAG AFFIXED WITH N.E. 15573 TO BE  
SET AT ALL PROPERTY CORNERS UPON  
COMPLETION ON IMPROVEMENTS ON EACH  
LOT.

- |            |   |
|------------|---|
| ●          | SET MONUMENT PER NAD STANDARDS                              |
| ●          | DETAL 1/100, TYPE "B" AT TIME OF CONSTRUCTION               |
| ●          | FOUND SURVEY MONUMENT AS NOTED                              |
| ●          | FOUND BRASS CAP AS NOTED                                    |
| M.C.R.     | NATIONAL CADASTRAL RECORDS                                  |
| PLS        | REGISTERED LAND SUPPLY                                      |
| R/W        | RIGHT OF WAY  |
| C/O        | CITY OF SALT LAKE   |
| P.U.E.     | PUBLIC UTILITY EASEMENT                                     |
| W.E.L.     | WATER LINE EASEMENT   |
| S.C.E.     | SCENIC CORRIDOR EASEMENT                                    |
| E.S.V.A.E. | EMERGENCY AND SERVICE-VEHICLE ACCESS EASEMENT               |
| R.O.S.     | NATURAL LAND OPEN SPACE                                     |
| M.A.S.     | SIGHT DISTANCE EASEMENT                                     |
| U.P.T.A.E. | NON-FUEL/VEHICLE NON-MOTORIZED PUBLIC TRAIL ACCESS EASEMENT |
| V.A.R.A.E. | VEHICLE HOV-2 ACCESS EASEMENT                               |
| D.E.       | DRAINAGE EASEMENT   |
| T.E.       | TRAIL EASEMENT  |
| ①          | SEE "J" SET DISTANCE EASEMENT                               |
|            | DETAL 1/100   |
| *          | NATURAL LAND OPEN SPACE DESIGNATION                         |



### SIGHT VISIBILITY TRIANGLE DETAIL



MATCH LINE SEE SHEET 3

045 S. Vineyard Ave., Suite 101  
Oro, AZ 85210  
480.503.2250 | F:480.503.2258  
www.edsgroupinc.com



### White Horse

Final Plat

Project

203-1100  
1-800-673-57-7

Design: GH

Drawn by 1/AG

10/15/01



15573  
GERALD

HUGHES



FIGURES: 5/31/201

Job No.

**15-011**

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20

Sheet No. 2

2

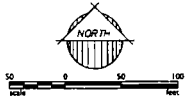
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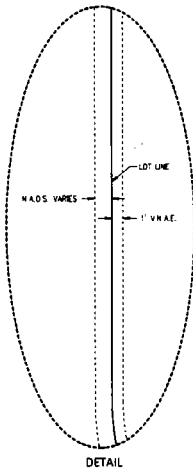




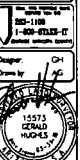
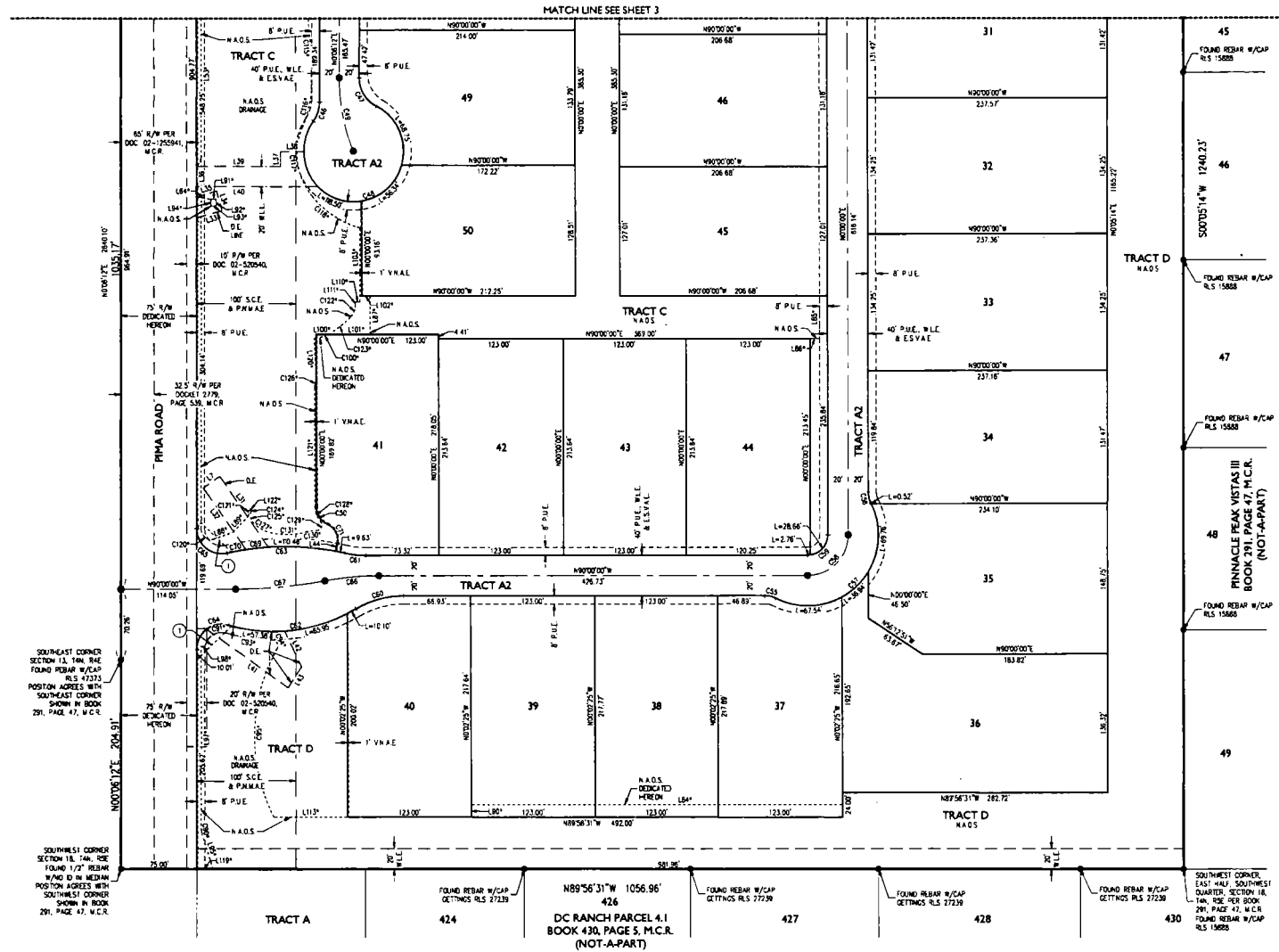


## LEGEND

- 1/2" REBAR ON PIN NAIL WITH CAP OR TAG ATTACHED WITH RLS 15883 TO BE SET AT ALL PROPERTY CORNERS UPON COMPLETION OF IMPROVEMENTS ON EACH LOT.
- SET MONUMENT PER H&M STANDARDS DETAIL 150, TYPE "B" AT TIME OF CONSTRUCTION
- FOUND SURVEY MONUMENT AS NOTED
- FOUND BRASS CAP AS NOTED
- M.C.R. MARICOPA COUNTY RECORDS
- RLS RECORDED LAND SURVEYOR
- R/W RIGHT OF WAY
- C.O.S. CITY OF SCOTTSDALE
- P.U.E. PUBLIC UTILITY EASEMENT
- W.L.E. WATER LINE EASEMENT
- S.C.E. SCENE CORRIDOR EASEMENT
- ES.V.A.E. EMERGENCY AND SERVICE-TYPE VEHICLE ACCESS EASEMENT
- N.A.O.S. NATURAL AREA OPEN SPACE
- S.D.L. SIGHT DISTANCE EASEMENT
- N.M.P.I.A.E. NON-EXCLUSIVE NON-HIGHWAY PUBLIC TRAIL ACCESS EASEMENT
- V.N.A.E. VEHICLE NON-ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- T.E. TRAIL EASEMENT
- ① 15' X 30' SIGHT DISTANCE EASEMENT SEE DETAIL ON SHEET 2 OF 5
- N.A.O.S. NATURAL AREA OPEN SPACE DIMENSION



DETAIL



CURVE TABLE							CURVE TABLE							CURVE TABLE							CURVE TABLE							CURVE TABLE							CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	355.88	1200.00	187°45'4"	194.52'	384.02'	S80°53'37"E	C23	14.86	80.00	10°38'41"	7.45	14.84	N84°40'40"W	C45	62.18	40.00	89°57'48"	39.93	56.52	S45°03'08"E	C67	90.67	500.00	10°23'23"	45.46	90.54	N84°48'18"E	C89	23.85	40.67	32°44'49"	12.34	23.81	N83°54'07"E	C111	102.67	1225.00	4°47'50"	51.34	102.59	N74°48'32"E
C2	386.53	1200.00	187°21'59"	194.95'	384.86'	N80°44'49"W	C24	24.75	50.00	28°27'27"	12.83	24.49	S75°48'16"E	C46	20.06	31.50	30°31'01"	10.39	19.74	N182°14'27"E	C68	36.36	1175.00	1°40'23"	18.18	36.36	S72°34'38"E	C90	3.05	10.04	17°25'14"	1.94	3.04	N08°37'08"W	C112	45.04	30.00	51°37'00"	24.18	43.54	S61°07'13"E
C3	42.14	300.00	12°04'18"	21.15	42.08	S88°02'45"W	C25	233.02	50.00	28°29'31"	52.87	72.52	S75°09'16"E	C47	34.42	31.50	32°36'18"	19.15	32.72	S37°15'17"E	C69	22.84	270.00	4°48'45"	11.42	22.83	S83°54'30"W	C91	29.28	17.00	98°40'32"	19.79	25.79	N08°25'25"E	C113	20.14	50.00	23°04'27"	10.21	20.00	S27°48'30"E
C4	84.16	170.00	28°21'58"	42.86	83.31	N71°44'03"W	C26	51.70	50.00	56°45'04"	28.10	48.89	S80°39'36"W	C48	243.56	50.00	27°07'13"	42.81	84.88	N77°05'34"E	C70	19.30	270.00	4°08'56"	9.70	19.30	S79°28'38"E	C92	21.34	30.33	41°04'03"	11.36	21.28	S26°37'07"E	C114	13.12	49.87	15°05'52"	8.86	13.09	S04°47'36"E
C5	113.70	245.00	29°35'22"	57.89	112.68	S79°56'49"E	C27	136.85	217.00	36°05'04"	70.85	134.42	S07°45'57"W	C49	74.15	194.00	21°54'01"	37.53	73.70	S1°50'50"W	C71	21.74	16.00	77°51'17"	12.92	20.11	N28°10'41"W	C93	48.85	174.00	19°25'33"	23.57	48.70	S81°47'05"E	C115	77.50	418.00	10°37'23"	38.68	77.39	S03°28'26"E
C6	82.05	170.00	27°40'00"	41.80	81.29	N82°01'30"E	C28	35.23	62.00	27°36'18"	17.83	35.01	N00°36'33"E	C50	22.55	19.00	87°08'20"	12.60	21.00	S33°33'10"E	C72	146.39	583.00	15°07'41"	74.63	147.96	S00°21'05"W	C94	12.51	6.00	11°02'48"	10.35	10.36	S28°45'30"E	C116	40.34	104.50	22°07'10"	20.43	40.00	S12°52'48"W
C7	56.56	340.00	9°31'25"	28.35	56.50	N63°25'32"E	C29	118.21	201.50	32°53'54"	61.41	117.48	N04°37'34"E	C51	11.57	25.00	28°31'41"	5.86	11.47	S15°15'00"W	C73	10.07	42.32	13°38'12"	5.06	10.05	N27°37'18"E	C95	172.57	170.00	S77°08'00"	94.30	165.38	S01°14'48"W	C117	73.26	63.86	63°43'52"	40.84	69.54	S07°55'33"E
C8	7.84	100.00	4°29'41"	3.92	7.84	S80°54'25"W	C30	41.40	25.00	94°52'21"	27.22	38.83	S25°31'39"E	C52	11.57	25.00	28°31'41"	5.86	11.47	S76°44'14"W	C74	62.83	40.00	90°00'00"	40.00	56.57	N45°00'00"W	C96	3.15	20.50	8°45'00"	1.57	3.13	S04°24'58"W	C118	57.87	83.00	34°58'23"	29.90	57.04	S37°54'14"E
C9	44.54	75.00	33°52'27"	22.84	43.70	S80°05'40"W	C31	41.80	25.00	95°59'46"	27.76	37.16	N09°34'34"E	C53	174.77	70.00	14°03'51"	289.33	132.79	N44°59'56"W	C75	8.55	36.50	13°24'56"	4.29	8.53	S08°44'05"W	C97	150.24	563.50	15°47'03"	78.11	154.70	S00°53'58"W	C119	28.85	50.00	32°03'25"	14.84	28.45	N18°39'37"E
C10	77.96	225.00	19°51'00"	39.36	77.57	N73°02'43"W	C32	142.85	180.00	45°28'17"	75.43	133.13	S10°24'44"W	C54	31.42	20.00	90°00'00"	20.00	28.26	N45°00'00"W	C76	22.78	54.52	23°56'36"	11.56	22.82	S11°27'30"E	C98	7.38	21.00	20°07'37"	3.73	7.34	S17°03'22"E	C120	19.06	40.00	108°15'21"	14.08	16.30	N54°33'43"E
C11	115.30	185.00	40°02'11"	60.11	112.97	S83°09'17"E	C33	136.57	133.12	45°50'44"	66.30	163.71	S71°30'36"E	C55	11.57	25.00	28°31'41"	5.86	11.47	N76°44'14"W	C77	28.84	34.50	47°54'08"	15.32	28.01	S23°57'03"E	C99	21.29	165.71	72°14'00"	10.86	21.28	S38°48'00"E	C121	7.32	12.81	32°46'51"	3.76	7.22	S17°33'04"W
C12	48.12	400.00	8°36'25"	23.89	48.10	S80°08'54"W	C34	115.48	70.00	94°31'11"	75.75	102.82	N47°10'22"W	C56	11.57	25.00	28°31'41"	5.86	11.47	S15°15'00"W	C78	12.81	25.00	29°21'17"	6.50	12.67	S14°40'39"W	C100	14.48	35.62	23°18'36"	7.34	14.38	S74°12'06"W	C122	12.27	16.33	43°03'19"	8.44	11.98	S21°31'38"W
C13	103.55	550.00	10°47'12"	51.83	103.36	N78°03'30"E	C35	82.48	50.00	94°31'11"	54.11	73.44	N47°10'22"W	C57	174.76	70.00	14°03'51"	209.48	132.78	N45°00'00"W	C79	7.39	29.67	14°16'11"	3.71	7.37	S35°02'11"W	C101	47.20	100.00	27°02'42"	24.05	46.77	N19°36'58"E	C123	29.55	88.87	19°29'31"	14.92	29.41	S24°48'05"W
C14	63.51	50.00	72°48'41"	36.85	59.33	S38°03'37"E	C36	122.55	200.00	35°06'27"	63.27	120.84	N17°38'27"E	C58	62.83	40.00	90°00'00"	40.00	56.57	N45°00'00"E	C80	49.78	88.10	32°32'38"	25.58	49.12	S45°58'58"W	C102	27.79	35.00	45°29'22"	14.67	27.08	S08°50'24"E	C124	3.58	11.01	17°37'03"	1.71	3.57	N21°07'33"E
C15	207.39	50.00	23°36'10"	90.85	87.61	S83°10'08"W	C37	87.97	211.67	27°40'00"	44.60	87.29	S78°06'00"W	C59	31.42	20.00	90°00'00"	20.00	28.26	N45°00'00"W	C81	30.39	75.87	27°36'50"	15.40	30.19	S73°37'45"W	C103	80.34	400.38	11°28'00"	40.31	80.31	S08°05'37"E	C125	18.86	10.80	56°09'45"	5.87	10.76	N15°43'51"W
C16	92.39	350.00	15°07'30"	46.47	92.13	S88°32'17"E	C38	54.36	100.00	31°08'30"	27.87	53.69	N74°25'42"W	C60	49.42	94.00	30°07'22"	25.30	49.33	S74°56'18"W	C82	19.15	63.17	11°01'38"	6.10	19.15	S10°07'48"E	C104	14.88	1175.00	0°45'49"	7.49	14.88	S81°36'40"E	C126	11.96	5.00	132°45'30"	11.43	9.18	S22°34'21"W
C17	10.07	25.00	23°20'36"	5.10	10.00	N74°10'49"E	C39	122.83	200.00	35°07'40"	63.43	120.83	S17°30'50"W	C61	20.88	94.00	17°47'07"	10.53	20.83	S83°36'26"E	C83	71.99	62.83	63°38'04"	40.53	68.12	S28°19'17"E	C105	131.81	1175.00	0°25'30"	66.02	131.84	S08°43'24"E	C127	20.14	25.00	32°57'23"	10.89	20.44	N08°49'25"W
C18	245.51	100.00	140°45'03"	279.81	186.33	N47°10'22"W	C40	108.71	200.00	31°08'30"	55.73	107.38	N45°14'18"W	C62	133.43	186.00	48°03'00"	70.53	129.88	N83°54'33"E	C84	12.16	63.17	11°01'38"	6.10	12.15	S10°07'48"E	C106	31.40	1175.00	1°31'37"	15.70	31.40	S87°44'30"E	C128	16.08	21.00	43°48'24"	8.44	15.87	S71°54'17"E
C19	10.07	25.00	23°20'36"	5.10	10.00	S17°30'50"W	C41	14.14	200.00	47°07'04"	7.07	14.14	S33°10'08"W	C63	120.10	271.00	25°23'29"	61.00	119.12	N89°34'37"E	C85	49.50	49.50	22°47'28"	9.98	49.50	S81°36'40"E	C107	14.88	1175.00	0°45'49"	7.49	14.88	S81°36'40"E	C129	11.96	5.00	132°45'30"	11.43	9.18	S22°34'21"W
C20	28.18	18.00	84°53'7"	17.40	25.66	N07°19'27"E	C42	60.98	180.00	18°23'21"	30.75	60.72	N08°18'53"E	C64	46.18	25.00	10°43'36"	23.07	46.83	S33°01'00"E	C86	2.85	40.00	4°13'43"	1.48	2.85	S02°06'51"E	C108	163.01	1175.00	7°56'36"	81.64	162.88	S77°16'17"E	C130	10.96	45.00	15°57'36"	5.51	10.94	S81°58'18"W
C21	47.77	120.00	22°48'26"	24.20	47.45	N08°28'47"W	C43	94.14	60.00	88°53'48"	59.88	84.78	S45°03'08"E	C65	44.82	25.00	10°43'36"	23.27	45.00	S33°15'05"E	C87	17.15	45.00	21°48'11"	8.68	17.05	S77°36'38"E	C109	53.47	1225.00	7°30'03"	26.74	53.46	N08°43'27"W	C131	36.08	75.86	27°12'23"	18.59	35.74	S48°35'47"W
C22	34.85	19.00	105°04'48"	24.80	30.16	N05°48'55"W	C44	31.36	20.00	89°57'48"	19.90	38.26	S45°03'08"E	C66	54.40	300.00	10°23'23"	27.26	54.33	S84°48'18"E	C88	34.56	148.33	17°21'05"	17.30	34.48	S32°17'30"E	C110	219.11	1225.00	10°14'54"	109.85	218.82	N87°20'58"W	C132	219.11	1225.00	10°14'54"	109.85	218.82	N87°20'58"W

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# LOS GATOS - STATE LAND PRELIMINARY PLAT

GLO LOTS 3&4 OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 5 EAST  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY  
CITY OF SCOTTSDALE, ARIZONA

## SITE PLAN DATA

	North Phase	South Phase
Gross Area	28.34 ac	30.09 ac
Net Area	25.48 ac	27.25 ac
Number of Units	23	27
Density	0.81 du/ac	0.90 du/ac
Existing Zoning	R1-190	R1-190
Proposed Zoning	R1-38	R1-38

	Zoning Standards	Amended Standards
Lot Area	3000 sqft	26250 sqft
Lot Width	33 ft	123 ft
Building Height	24 ft	24 ft
Front Setback	40 ft	30 ft
Side Yard	15 ft	15 ft
Rear Yard	30 ft	30 ft
Distance between Buildings	30 ft	30 ft

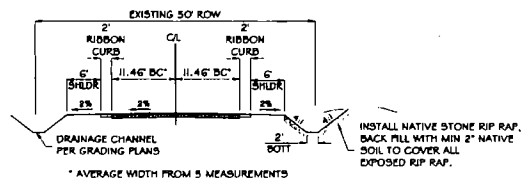
## NAOS DATA

North Phase Provided NAOS			
Description	sqft	ac	%
Undisturbed NAOS	202,951	4.62	18.51%
Revegetated NAOS (Required 30% Area)	96,275	2.03	7.28%
Revegetated NAOS (Area in excess of Required 30% area)	27,211	0.62	2.33%
Totals	325,437	7.47	28.01%

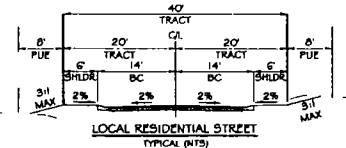
South Phase Provided NAOS			
Description	sqft	ac	%
Undisturbed NAOS	275,436	5.40	19.34%
Revegetated NAOS (Required 30% Area)	96,275	2.11	7.91%
Revegetated NAOS (Area in excess of Required 30% area)	26,465	0.61	2.17%
Totals	398,176	8.22	29.42%

North Phase NAOS Comparison			
	Required	Provided	Difference
Undisturbed NAOS	4.74 ac	4.62 ac	+0.08 ac
Revegetated NAOS	2.05 ac	2.65 ac	+0.60 ac
Total	6.77 ac	7.47 ac	+0.70 ac

South Phase NAOS Comparison			
	Required	Provided	Difference
Undisturbed NAOS	5.19 ac	5.40 ac	+0.25 ac
Revegetated NAOS	2.71 ac	2.82 ac	+0.11 ac
Total	7.91 ac	8.22 ac	+0.31 ac

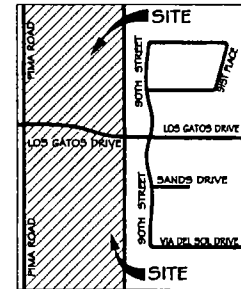
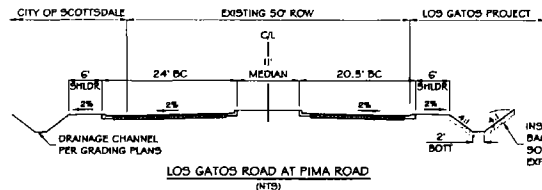


LOS GATOS ROAD  
(LOOKING EAST-NTS)



## PROJECT SITE

1"=200'



## DEVELOPER / OWNER

CAMELOT HOMES, INC  
6607 N SCOTTSDALE RD, STE 1100  
SCOTTSDALE, AZ 85250  
PH: (480) 367-4316  
CONTACT: MR. THOMAS KIRK  
TKIRK@CAMELOTHOMES.COM

## CIVIL ENGINEER

LAND DEVELOPMENT TEAM, LLC  
3420 EAST SHEA BLVD, SUITE 156  
PHOENIX, ARIZONA 85028  
PH: (602) 396-5700  
FAX: (602) 396-5701  
CONTACT: CURTIS L. BROWN, P.E.  
CBROWN@LD-TEAM.COM

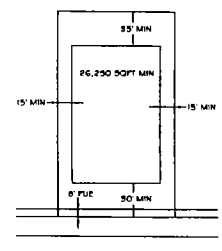
## LANDSCAPE ARCHITECT

VOLLMEYER & ASSOCIATES  
1426 N. 2ND STREET, SUITE 200  
PHOENIX, ARIZONA 85004  
PHONE: (602) 358-7711  
FAX: (602) 358-7712

## INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2-3	DETAILED DIMENSION PLANS
4	CONSTRUCTION ENVELOPES

## TYPICAL LOT



STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
DATE 12-3-16  
INITIALS



602-253-1100  
1-800-STAKE-IT  
www.ld-team.com

LOS GATOS - STATE LAND  
SCOTTSDALE, AZ  
COVER SHEET

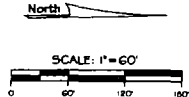
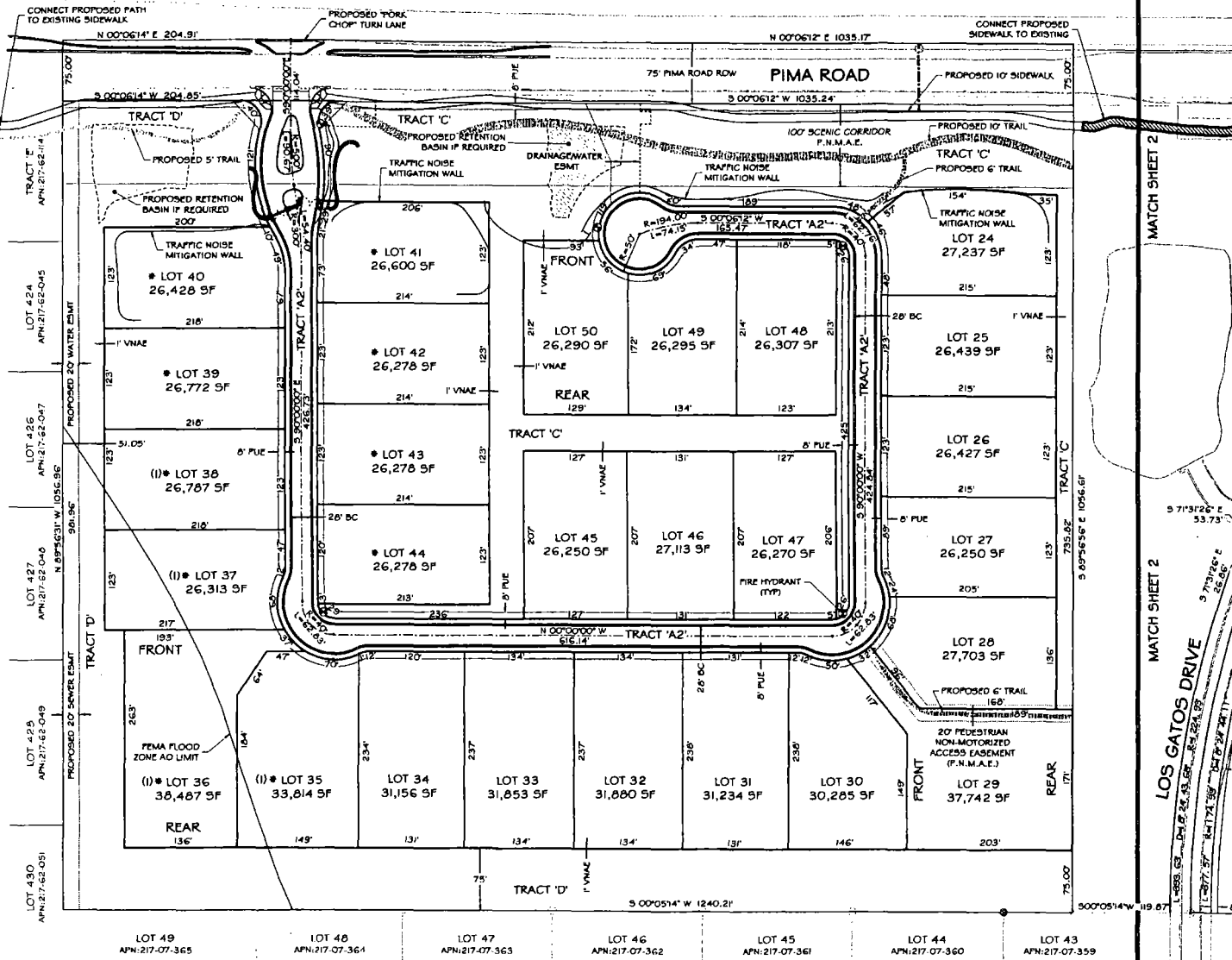
Date: 11/05/2015  
Project: 14011002  
File: MORRIS Project  
Scale: AS NOTED  
SHEET  
1 OF 4

Preliminary Plat

5 PP 2015  
11/6/2015



DC RANCH PARCEL 4.1



\* LOTS ARE LOCATED WITHIN THE AG-1 AIRPORT INFLUENCE AREA, AND WILL REQUIRE A FAIR DISCLOSURE STATEMENT AND AN AVIGATION EASEMENT PRIOR TO FINAL PLAN APPROVAL.

(I) LOTS 35-38 LFA SHALL COMPLY WITH FEMA GUIDELINES

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
DATE: 12-3-15  
INITIALS: VN

LOS GATOS - STATE LAND  
SCOTTSDALE, AZ  
PRELIMINARY PLAT

Date: 11/05/2015  
Project: 14CH102  
Plan: 140102.P1  
Scale: 1" = 60'  
SHEET  
3 OF 4

